



## PENALTIES FOR ERECTING A BOUNDARY WALL WITHOUT THE APPROVAL OF THE MUNICIPALITY:

- Any person found guilty of a contravention of these by-laws shall be guilty of an offence and liable on conviction to a fine not exceeding R 4 500.00 .
- In failure to comply with the above requirements shall lead to imprisonment for a period not less than 3 months.
- If such person proceeds with the offence the Council may institute legal proceeding against the transgressor with application for demolition order of such boundary wall or fence.



## ONCE MY PLANS ARE PASSED , CAN I START BUILDING:

**Yes**, but commencement fees to be paid to the municipality to ensure building gets inspected on all stages by the building inspector from Foundation, walls, Roofing, Finishes and Completion Stages.

**Owner, Contractor responsible** for inviting Building inspector on all stages of inspection.

**Building inspections** are carried by Building Inspectors to ensure that plans have been followed during construction and to ensure safety precaution are followed during construction.

## BEFORE YOU BUILD A STRUCTURE:

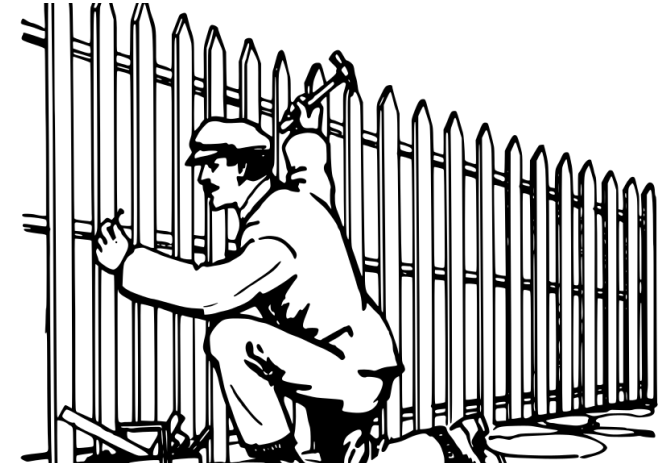
### CONSULT YOUR MUNICIPALITY



## KNOWING ABOUT THE ENVIRONMENT:

- Do not build inside flood line (a flood line is an area where flooding can occur during heavy rains).
- Do not build on swamps or wetlands (a swamp or wetland is an area water logged).
- Do not build within 50m from a river.
- Do not build in environmentally sensitive areas (Steep slopes or where the ground is eroded).
- Do not build closer or below electricity over head-lines, electrical substation or electricity boxes.
- Do not build below mountain cliff
- Do not build where you cannot access the area by car.

## WHAT DO YOU NEED TO KNOW BEFORE YOU ERECT A BOUNDARY WALL:



**BUILDING PLANS NEED TO BE APPROVED BY KSD LOCAL MUNICIPALITY BEFORE START BUILDING.**



**BUILD SMART:  
CONTACT YOUR MUNICIPALITY BEFORE YOU START**

Open Office Hours: 08h00 - 16h30 (Mondays to Thursday)

Open office Hours: 08h00—16h00 (Friday)

Physical Address:  
Munitata Building, office 234, 2nd floor  
Sutherland Street  
Mthatha

Contact Details:  
Phone: 047 501 4057 / 4054 / 4053  
Email: [Hobongwanaz@ksd.gov.za](mailto:Hobongwanaz@ksd.gov.za)  
[www.ksd.gov.za](http://www.ksd.gov.za)



## WHAT ARE BUILDING PLANS?

A building plan is a drawing that shows what a building will look like after being built. **Building plans are drawn by Professional Registered Architect or Draughts person.** Building plans are also used to **calculate** how much the building will **cost to build**.

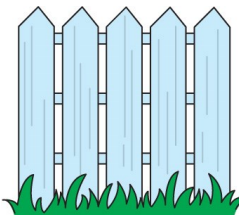
## WHEN WOULD I NEED THE BUILDING PLAN FOR YOUR BOUNDARY WALL?

You need a building plan when your boundary:

- Alteration on boundary walls **exceeding 1,8m**, make or cause
- Palisade fencing **exceeding 1,8m height**
- Electrified fence, electrified railing or other electrified barrier
- Demolition of such boundary line



## WHY DO I NEED COUNCIL APPROVAL TO BUILD AND DEMOLISH ON MY PROPERTY



- To regulate and control construction of all boundary fencing within the jurisdiction of local authority
- To control boundary access gates
- To prohibit encroachments of municipal land by erecting fencing

## WHAT DOCUMENTS MUST I SUBMIT FOR BOUNDARY WALL APPROVAL APPLICATION?



- You need **4 x copies, with 1 x set in colour. Site Plans** (with dimensions of boundary) sections and elevations of proposed boundary.
- Complete submission forms. **Forms obtainable from Municipality (Munitata Building, Mthatha)**
- Proof of land ownership, SG Diagram and rezoning certificates.
- For **Structural Work**, a **registered persons** form needs to be completed and submitted by an **register engineer. Structural drawings to accompany the submission of the boundary wall**

## HOW LONG DOES IT TAKE THE MUNICIPALITY TO APPROVE BUILDING PLANS

- The municipality approves building plans **within 30 Calendar days** where no remarks are raised from scrutiny processes.
- Where **remarks** had been addressed for correction by owners or architect the process takes **90 Calendar Day**.
- Where remarks are not attended for correction by the property owner or architects the Building Plan will not be approved. **Process start from beginning in case of plans not approved.**

## ENFORCEMENT OF BOUNDARY WALL REGULATIONS:

No person may-

- Build, erect boundary wall **exceeding 1,8m** high without obtaining council approval.
- Fence and encroach on municipality land.
- A person who wishes to obtain the consent of the Council must submit an application form similar to the form to the Council,
- Should the Council refuse permission shall be communicated in writing with the reasons for the refusal.
- A person who has obtained consent to erect boundary wall may apply for commencement **when ready to start construction**.
- An inspector shall be designated** to ensure all minimal standards are adhered to during construction of such boundary wall.
- May erect or cause to be erected a fence covered with-
  - canvas, reeds, grass or any combustible material, except poles or split poles, or approved wood, which may not be erected within 4,5 m of any street and which may **not exceed 1,8 m** in height above natural ground level; or
  - sheet iron, corrugated galvanized iron or any other sheeting along or **within 4,5 m** of any street etc,

